
S-4335
LAHRHAVEN MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
October 11, 2012

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners and property owners, Robert and Elaine Lahrman, represented by Ron Wharry of Moses Surveying, are seeking primary approval of a one lot subdivision on 2.0 acres, located on the north side of CR 600 S, approximately 3/4 mile west of CR 450 E, in Wea 23 (SE) 22-4.

AREA ZONING PATTERNS:

The site is zoned A, Agricultural as is all surrounding land. The property across the street was recently rezoned back to A from PDMX (Bren Bella PD).

This is the first division of land from the 78.6 acre parent tract.

AREA LAND USE PATTERNS:

The proposed lot is currently unimproved and used for crop production. Electric power lines cross the site running north-south. A 150' wide easement has been shown on the sketch plan. Immediately adjacent to the west of the site is the Wildcat Cemetery; most other land in the area is farmed.

TRAFFIC AND TRANSPORTATION:

CR 600 S is a paved, two-lane road classified by the adopted *Thoroughfare Plan* as a rural local road. The required 30' half-width right-of-way has been shown. County Highway is not requiring a "no vehicular access" statement along the frontage.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

A letter from the County Health Department states that, "a soil evaluation on this lot...indicates the site can be considered for a shallow trench subsurface absorption system."

The County Surveyor's Office has already approved the drainage on site.

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct; lot width and area meet ordinance standards.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The street addresses and County Auditor's Key Number shall be shown.